

From: brian Gamet

Sent: 13 July 2026 23:48

To: Wright, Georgina <Georgina.Wright@wiltshire.gov.uk>

Subject: Re: PL/2026/01523

Dear Georgina,

Thank you for your detailed response.

I appreciate your comments and understand that the current full planning application must be assessed on its own merits, including the proposed residential conversion, extension, residential curtilage, parking, package treatment plant, agricultural shed and associated mitigation measures.

Following your comments, I have reviewed the submitted information and made a number of revisions. Please find attached for your review:

- Revised Nutrient Budget Calculator;
- Nutrient Budget Technical Note;
- GRAF One2Clean PIA Test Report; and
- Annotated Land Use Plan.

I also accept that my previous nutrient budget did not adequately reflect the limited areas that will genuinely change as a result of the proposal. I have therefore reviewed the site measurements and revised the Nutrient Budget Calculator accordingly.

In addition, having reviewed the available technical information relating to package treatment plant performance, I have amended the foul drainage proposal to utilise a **GRAF One2Clean Package Treatment Plant**. This system has independently certified treatment performance under **BS EN 12566-3**, including a **Total Nitrogen (N_{tot})** concentration of **7.9 mg/L**, verified by **PIA Test Report PIA2014-216B14.01.e**. The revised Nutrient Budget Calculator has therefore been updated to use the certified user-defined treatment plant value of **7.9 mg TN/L**, together with the supporting technical information.

I would also welcome clarification regarding the treatment of the retained agricultural land within the nutrient budget.

Natural England's published guidance, **Using the nutrient neutrality calculators**, states in relation to Worksheet 2:

"Only enter data about the types and areas of land that are being altered by the development. For example, if 2 hectares of agricultural land within a 10-hectare development site are being kept in the same agricultural use, do not include this area in the calculations."

The majority of the land within the application boundary will remain as **lowland grazing** and will not form part of the residential curtilage, domestic garden, parking area or other residential infrastructure. Its inclusion within the red-line boundary is principally because the proposed agricultural shed is located approximately 50 metres from the building being converted.

In response to your comments, I have prepared an updated **Nutrient Budget Technical Note**, together with an annotated land use plan based on the previously submitted drawings, identifying:

- the dwelling and extension;
- the defined residential curtilage;
- parking, access and associated residential infrastructure;
- the package treatment plant and drainage field;
- the agricultural shed; and
- the areas that will remain in agricultural use as lowland grazing.

The Nutrient Budget Calculator has also been revised to reflect the measured areas proposed to change use, together with the revised package treatment plant performance.

One practical difficulty I have encountered in implementing your advice to include like-for-like land uses where no change is proposed is that the current version of the Natural England calculator does not provide a future land use category for retained agricultural grazing. I would therefore be grateful if you could confirm Wiltshire Council's preferred approach to representing these retained areas within the calculator.

For the avoidance of doubt, I can confirm that the retained grazing land:

- will remain in agricultural use;
- will not form part of the residential curtilage;
- will not be used as domestic garden or amenity space; and
- will not be subject to domestic landscaping, fertiliser application or other residential management.

If, notwithstanding the above, the Council considers that the entire **0.22-hectare** application site should be treated as **Residential Urban Land** for the purposes of the nutrient budget, I would be grateful if you could explain the planning basis for that approach and identify the relevant drawing or application document on which that conclusion is based.

I hope the enclosed information assists in progressing the nutrient assessment. If any further clarification or amendments would be helpful, I would be pleased to provide them.

Thank you for your time and assistance, and I look forward to hearing from you.

Kind regards,

Brian Gamet